

079.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

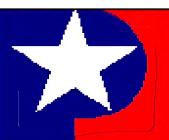
884,000 / 884,000

USE VALUE:

884,000 / 884,000

ASSESSED:

884,000 / 884,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		BRATTLE PL, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	RIGOLLET CLAIRE & PHILIPPE	
Owner 2:		
Owner 3:		

Street 1: 11 BRATTLE PL
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BRAUDAWAY-BAUMAN PHILIP D -

Owner 2: BRAUDAWAY-BAUMAN CHRISTINE -

Street 1: 11 BRATTLE PL

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,533 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5533		Sq. Ft.	Site		0	70.	1.06	11									410,192						410,200	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	5533.000	473,800			410,200	884,000									49334
Total Card	0.127	473,800			410,200	884,000	Entered Lot Size								GIS Ref
Total Parcel	0.127	473,800			410,200	884,000	Total Land:								GIS Ref
Source:	Market Adj Cost				Total Value per SQ unit /Card:	458.98	/Parcel:	458.9			Land Unit Type:				Insp Date

11/15/18	16464!
PRIOR ID #1:	49334
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	
PRINT TIME:	
LAST REV DATE:	
LAST REV TIME:	
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATIO:	

PREVIOUS ASSESSMENT Parcel ID 079.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,900	0	5,533.	410,200	884,100	884,100	Year End Roll	12/18/2019
2019	101	FV	354,800	0	5,533.	410,200	765,000	765,000	Year End Roll	1/3/2019
2018	101	FV	354,800	0	5,533.	275,400	630,200	630,200	Year End Roll	12/20/2017
2017	101	FV	354,800	0	5,533.	263,700	618,500	618,500	Year End Roll	1/3/2017
2016	101	FV	291,000	0	5,533.	240,300	531,300	531,300	Year End	1/4/2016
2015	101	FV	284,100	0	5,533.	193,400	477,500	477,500	Year End Roll	12/11/2014
2014	101	FV	284,100	0	5,533.	172,900	457,000	457,000	Year End Roll	12/16/2013
2013	101	FV	269,900	0	5,533.	164,100	434,000	434,000		12/13/2012

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRAUDAWAY-BAUMA	67505-241		6/27/2016		806,000	No	No		
LOWELL HELEN L	22832-408		1/15/1993		155,000	No	No	Y	

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/8/2019	320	Siding	32,915	C					11/15/2018	MEAS&NOTICE	BS	Barbara S
1/3/2019	16	Insulate	34,760	C					7/12/2012	Meas/Inspect	BR	B Rossignol
8/1/2018	1075	Porch	33,000	C					5/12/2009	Measured	197	PATRIOT
2/22/2011	91	Manual	1,000						1/18/2000	Meas/Inspect	277	PATRIOT
9/24/2010	2049	Addition	190,000						11/1/1981		MM	Mary M
8/15/2003	686	New Wind	8,225	C								
11/1/1994	584		2,000	C								
10/11/1994	535		15,500	C								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GREY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Very Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1928	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2	- Plaster			Functional:		%		Interior:		1	8	4					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	4.6	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.19517136				General:									
Electric: 3 - Typical				Const Adj.: 0.98000199													
Insulation: 2 - Typical				Adj \$ / SQ: 146.409													
Int vs Ext: S				Other Features: 114000													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 496684													
% Com Wall:	% Sprinkled:			Depreciation: 22847													
				Depreciated Total: 473837													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 079.0-0003-0014.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980		0.00	T	31.2	101				
More: N	Total Yard Items:					Total Special Features:								Total:			